

More than housing....a place to call home with dignity.

The Chelmsford Housing Authority through its non-profit affiliate C.H.O.I.C.E., Inc. in cooperation with the Stratford Capital Group is kindly requesting support for our request of \$1.235 million towards the development of 54 new senior supportive housing units at the former UMASS West Campus. This request is approximately \$22,870 per unit from funds collected from the PILO Fund and Community Preservation Fund. With this local award, it will be provide us the ability to access atleast \$11 million of federal and state funding dedicated for affordable rental production in the State of MA.

This new development will be similar to the CHOICE Center in N. Chelmsford where the average wait is 3 - 5 years. Due to this lengthy wait, a number of seniors have opted to not even apply as their need for housing is immediate. This new 54 unit development will enter the State of MA funding round in 2023/2024 with the hope of starting construction within 3-4 months after an award by the State of MA DHCD.



Development Summary			
Maple Farm Senior Residences Building Tabulation			
Residential Levels (1-3)	Avg NSF	UNIT TYPE	TOTAL
	625-705	1BR	54
		BUILDING	
Number of Stories			3 Stories
Gross Square Footage (sqft)			54,360
TOTAL GSF			54,360

All of the 54 units will be permanently affordable to seniors that are over the age of 62. There will be a mix of affordability levels ranging from 30% of the Area Median Income up to 60% of the Area Median Income. Supportive services as well as programming will be provided on-site. Local preference will be provided to 70% of the applicants subject to approval by the State and allowed by the law. The units will all be one bedroom units averaging between 625 to 705 sq ft. All units will have a full kitchen, bedroom, full bath and living room. Community space such as an activity room, community kitchen, resident lounge and exercise area will be provided. This development will be designed utilizing minimal fossil fuels (i.e. hot water only) and be designed to meet the changing needs of our senior population.



As of October, 2021 the location of the Maple Farm Senior Residences has not changed. This new development will be located along the curve of the road leading into the market rate rental development. The award of funding will allow this project to move forward to provide hope to our seniors in need of affordable senior housing. If this site does not move forward as currently presented, our organization will continue to work towards the redevelopment of the whole site for both affordable family housing as well as affordable senior housing. Our goal has always been for the redevelopment of this site for housing purposes. Attached is our proposed funding.

